



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: February 13, 2013

PUBLIC NOTICE OF A

DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

**EXTENSION OF PUBLIC REVIEW PERIOD**

I.O. No.: 21002572

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The City of San Diego Development Service Department has prepared a draft PEIR for the following project and is inviting your comments regarding the adequacy of the document. The draft PEIR and associated technical appendices have been placed on the City of San Diego web-site at <http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>. **Your comments must be received by Monday, March 11, 2013**, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Anna L. McPherson, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line.

**General Project Information:**

- Project Name: **BARRIO LOGAN COMMUNITY PLAN UPDATE**
- Project No. 240982/SCH No. 2009091021
- Community Plan Area: Barrio Logan
- Council District: 8 (Alvarez)

**Subject:** The Barrio Logan Community Plan (proposed CPU) is a comprehensive update to the current adopted 1978 Barrio Logan/Harbor 101 Community Plan. The proposed CPU provides goals and policies for future development within the portion of the proposed CPU area under the City's jurisdiction. The proposed CPU includes 10 elements based on those established in the City's General Plan, with goals and policies for each. The 10 elements are: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Noise; Historic Preservation; and Arts and Culture. Each element includes an implementation component for carrying out the goals and policies. Within the proposed CPU Land Use Element, the project area is divided into five distinct neighborhoods, to allow for individualized CPU goals and policies that reflect the unique built environment and desired land use pattern for each area. These areas include the Community Village Area, Historic Core Area, Transition Area, Boston and Main Street Corridor Area, and the Prime Industrial Area. The proposed CPU area is entirely within the Coastal Overlay Zone, and is therefore subject to the California Coastal Act, which is implemented by the Local Coastal Program (Community Plan and applicable zoning regulations). In addition to the community plan update, project components include:

1. **City of San Diego General Plan Amendment.** Adoption of the CPU constitutes an amendment to the Land Use Element of the General Plan.
2. **Rescission of the Barrio Logan Planned District Ordinance and rezoning to citywide zones contained in the Land Development Code (LDC).** The following existing commercial, residential, and industrial LDC zones will be used to implement the CPU: Neighborhood Commercial (CN-1-3); Community Commercial (CC-2-1, CC-2-3, and CC-3-4); Residential Small Lot (RX-1-2); Residential Multiple Unit (RM-2-5); and Industrial Heavy (IH-1-1 and IH-2-1). The project also includes an amendment to the LDC to incorporate new zones and revise others. The following are the new commercial and residential zones: Neighborhood Commercial (CN-1-4); Community Commercial (CC-3-6, CC-4-6 and CC-5-6); Maritime Commercial (CC-6-4); Commercial Office (CO-2-1 and CO-2-2), and Residential Townhouse (RT-1-5). Revisions are proposed to the following commercial and residential zones: Community Commercial (CC-5-4) and Residential Multiple Unit (RM-3-7 and RM-3-9).
3. **Other Land Development Code Amendments.** Removal of the CPU area from the Beach Impact Area of the Parking Impact Overlay Zone to reduce the parking requirement for multiple dwelling unit development by applying the citywide basic parking requirement. Additionally an LDC amendment is proposed to categorically exclude a portion of the community from processing a Coastal Development Permit when a project complies with all regulations within the LDC and requires no other discretionary permits.
4. **Local Coastal Program Amendment (LCP).** Adoption of the CPU and zoning implementation program constitutes an amendment to the adopted LCP.
5. **Barrio Logan Community Plan Public Facilities Financing Plan (PFFP) Update.** The PFFP includes the community's boundary, a summary of the community's existing public facilities and future needs, a financing strategy, a development impact fee (DIF) determination, and impact fee schedule. The DIF incorporates community build-out assumptions and cost assumptions for the proposed community-serving facilities.

**Applicant:** City of San Diego Development Services Department

**Recommended Finding:** The draft PEIR concludes that the project would result in significant environmental impacts to the following areas: **LAND USE (GENERAL PLAN CONSISTENCY-NOISE), HISTORICAL RESOURCES (BUILT ENVIRONMENT / ARCHAEOLOGY), NOISE, AIR QUALITY, TRANSPORTATION/CIRCULATION/PARKING, HYDROLOGY, WATER QUALITY, AND DRAINAGE, GREENHOUSE GAS EMISSIONS and PALEONTOLOGICAL RESOURCES.**

**Availability in Alternative Format:** To request this Notice, the draft PEIR and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Anna L. McPherson at (619) 446-5276. The draft PEIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either the Compact Disk (CD), a hard-copy of the draft PEIR, or the separately bound technical appendices,



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they can be purchased for an additional cost. For information regarding public meetings/hearings on this project, contact Lara Gates at (619) 236-6006.

Cathy Winterrowd  
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Development Services Department